



Town of Lexington

Community Preservation Committee

Report to

2016 Annual Town Meeting

**Article 8: Community Preservation Committee,
Community Preservation Act Projects**

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Community Preservation Committee

Annual Town Meeting 2016

Summary of Recommended Community Preservation Act Projects under Article 8 for Annual Town Meeting

FY 2017

The Community Preservation Committee (CPC) is recommending 15 projects to the 2016 Annual Town Meeting for funding under Article 8. Four projects fall within the area of Historic Preservation, two under Open Space, seven under Recreation and two under Community Housing.

Described on pages 9 through 27, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all 15 received Town Counsel approval. All FY17 applications were discussed in public CPC meetings and were presented at the Town Meeting Members Association Information Session on March 16, 2016. The total cost of the 15 projects which the CPC is recommending to Annual Town Meeting is \$1,383,644.

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund (CPF). There are four commitments for debt service, which include payments for the Wright Farm Acquisition, Community Center Acquisition, Cary Memorial Building Upgrades and Community Center Renovations. The approved Administrative Budget remains constant at \$150,000. These Debt Service and Administrative costs total \$3,439,721 and are detailed on pages 28 through 30.

Community Preservation Act

The Community Preservation Act (CPA) is a state statute which individual communities in the Commonwealth may choose to adopt; Lexington adopted the statute by a vote of Town Meeting in 2005 and it was accepted by voters in 2006. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreation. To support expenditures in these areas, the state “matches” the funds raised by the community surcharges annually at a certain percentage.

Lexington elected a 3% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of home value from the surcharge and grant a total exemption from the surcharge to lower income residents. In FY16, the annual surcharge averaged \$317 billed per Lexington household. Our commercial and industrial taxpayers were billed \$853,332 in FY16, representing approximately 19% of our billed CPA surcharges.

The state match is distributed annually, based on the prior year's surcharge receipts. The match was originally 100%, but has declined since 2006 as additional communities have adopted the statute and joined the funding pool, and as registry fees which feed the state fund have suffered in a weak economy. Despite the decrease in state matching funds, there are several encouraging measures being taken to ensure that the State Trust Fund benefits from both short and long-term growth strategies. Governor Baker's FY17 State Budget includes a recommendation to transfer \$10 million in surplus funds to the CPA Trust Fund which would mark the fourth year in a row the state budget has included such a transfer to this fund. The FY16 state budget authorized the transfer of \$10 million from the FY15 budget surplus to the CPA Trust Fund. \$11.4 million was transferred to the fund from the FY14 budget surplus and \$25 million was transferred from the FY13 budget surplus. Prior to the transfer of surplus funds, Lexington's FY13 state match totaled only \$929,507.

While yearly surplus transfers to the Trust Fund would benefit communities by providing immediate increases in state matching funds, relying on state budget surpluses cannot sustain the CPA as a long-term solution. A piece of legislation introduced in 2015 entitled *An Act to Sustain Community Preservation Revenue* calls for a review of the fees collected at the Registries of Deeds (the trust fund's primary source of funding). The current transaction fees have not been adjusted since the CPA was signed into law in 2000. The Department of Revenue's Monthly Report of Collections and Refunds released in October 2015 shows an 8.5% increase in collections at the Registries of Deeds compared to last year's figures but the bill seeks a more permanent solution. If passed, it would call upon the Department of Revenue to calculate the necessary fees that would allow for all CPA communities to receive a 50% match in their first round distribution. The bill received a favorable recommendation from the Joint Committee on Revenue in September 2015 and is currently before the House Committee on Ways and Means.

Given the uncertainty of future state budget surplus transfers and pending legislation, the Town continues to maintain a conservative 22% state match estimate for FY17. The chart below shows the state matching funds to date.

Record of Lexington’s CPA State Matching Funds
(Source: Massachusetts Department of Revenue)

CPA STATE MATCHING FUNDS TO DATE		
FISCAL YEAR	PERCENTAGE	AMOUNT
2008	100.00	\$2,556,362
2009	69.40	\$1,927,708
2010	36.17	\$1,060,390
2011	28.22	\$858,729
2012	27.62	\$885,463
2013	27.79	\$929,507
2014	54.09	\$1,932,347
2015	32.56	\$1,230,116
2016	30.70	\$1,229,774
TOTAL		\$12,610,396

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By Lexington Bylaw, the CPC comprises nine members, of whom three are appointed by the Board of Selectmen as at-large members and six are appointed by the following boards and committees: Planning Board, Conservation Commission, Historical Commission, Housing Partnership, Housing Authority, and Recreation Committee. Marilyn Fenollosa, the representative from the Historical Commission, currently serves as Chair, with Richard Wolk from the Conservation Commission serving as Vice-Chair. The CPC welcomed a new administrative assistant, Elizabeth Lane, in June 2015.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditures of CPA funds on those projects it supports each year. Committee decisions are made within the framework of a CPC planning document, *Town of Lexington Community Preservation Plan: A Needs Assessment*, which is updated annually after the Committee receives comments at a public hearing. This document can be found on the CPC website at the reference below. The CPC works closely with Lexington’s Finance Department staff and the Capital Expenditures Committee and Appropriation Committee in tracking CPA fund balances and expenditures, projecting available funding for

future years, and planning fund allocations for each of the areas eligible for CPA funding: community housing, historic resources, open space and recreation. The CPC Administrative Assistant currently tracks nearly 50 ongoing CPC projects, for which updates are given in this report after the FY17 Project Descriptions.

Since Lexington's adoption of the Community Preservation Act in 2006, the CPC has recommended and Town Meeting has approved a total of \$60,227,454 for CPA projects (exclusive of administrative expenses). These funds have supported 50 historic preservation projects, preserved 87 acres of open space, created or preserved 27 recreational facilities, and created or supported 254 units of affordable housing. Of this total, **\$12,610,396 or 21% of the Town's total project costs (exclusive of Administrative expenses) has been received from the State as matching funds.**

For further information about the CPC, please visit the CPC's page on the Town's website, <http://www.lexingtonma.gov/community-preservation-committee>.

**TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE**

General Criteria for Project Selection

The Lexington Community Preservation Committee reviews proposals that are eligible for funding under the Community Preservation Act, specifically projects for:

- The acquisition, creation, and preservation of open space;
- The acquisition, preservation, rehabilitation and restoration of historic resources;
- The acquisition, creation, preservation, rehabilitation and restoration of land for recreational use;
- The acquisition, creation, preservation, and support of community housing; and
- The rehabilitation and restoration of open space and community housing that is acquired or created with CPA funding.

Preference will be given to proposals that:

- Preserve or utilize currently owned Town assets;
- Preserve the essential character of the Town as described in the Comprehensive Plan;
- Are consistent with other current planning documents that have received wide scrutiny and input and have been adopted by the Town;
- Receive endorsement by other municipal boards or departments;
- Save resources that would otherwise be threatened;
- Benefit a currently under-served population;
- Serve more than one CPA purpose (especially in linking open space, recreation and community housing);
- Demonstrate practicality and feasibility to be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Provide long-term contributions to the Town.

Category Specific Criteria

Open space proposals that receive preference are those which:

- Preserve and/or restore threatened or deteriorating public lands;
- Permanently protect important wildlife habitats, and areas containing diverse vegetation, geologic features, and habitat types, particularly those supporting threatened or endangered species;
- Promote connectivity of habitat and protect or enhance wildlife corridors;
- Provide opportunities for passive recreation and environmental education;

- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views and those areas which border a scenic road;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve priority parcels identified in the Open Space Plan.

Historical Resources proposals that receive preference are those which:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened, including those within a Lexington Historic District, on the State or National Historic Register, or eligible for placement on such registers, or on the Lexington Historical Commission's Comprehensive Cultural Resources Survey;
- Protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Provide permanent protection for an historic resource;
- Support the adaptive reuse of historic properties; and
- Demonstrate a public benefit.

Community Housing proposals that receive preference are those which:

- Add affordable units to the Town's Subsidized Housing Inventory (SHI) so as to maintain at least 10% of Lexington's housing as affordable;
- Intermingle affordable and market rate housing at levels that exceed state requirements for the percentage of affordable units;
- Ensure long-term affordability;
- Give priority to local residents, Town employees, and employees of local businesses;
- Promote use of existing buildings or construction on previously developed or Town-owned sites;
- Provide housing that is harmonious in design, scale, setting and materials with the surrounding community; and
- Promote a socioeconomic environment that encourages diversity.

Recreational Land proposals that receive preference are those which:

- Support multiple active and passive recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities to serve Lexington residents of all ages;
- Jointly benefit Conservation Commission and Recreation Committee initiatives;

- Maximize the utility of recreational resources and land already owned by Lexington; and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

Community Preservation Fund Allowable Spending Purposes

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserves and land for recreational use.	Buildings, structures, vessels, real property, documents or artifacts listed on the State Register of Historic Places or deemed by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
ACQUIRE Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B.	YES	YES	YES	YES
CREATE To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	YES	NO	YES	YES
PRESERVE Protect personal or real property from injury, harm or destruction.	YES	YES	YES	YES
SUPPORT Provide grants, loans, rental assistance, security deposits, interest rate write-downs or other forms of assistance directly to individuals and families who are eligible for community housing, or an entity that owns, operates or manages such housing for the purpose of making housing affordable.	NO	NO	NO	YES, including funding for affordable housing trusts
REHABILITATE/RESTORE Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.	YES, if acquired with CPA funds	YES	YES	YES, if acquired with CPA funds

ARTICLE 8 (a)

Project:

Munroe Tavern Archaeological Dig

Indefinitely Postponed

ARTICLE 8 (b)

Project:	Munroe Center for the Arts Window Study
CPA Category:	Historic Resources
Amount Requested:	\$30,000
Amount Recommended:	\$30,000
CPC Vote:	(9-0)

Project Description:

The Munroe Center for the Arts, a private non-profit organization, enriches Lexington culturally and artistically through its own visual arts education classes, studio rentals to music and dance schools, community arts-related events, art gallery, and studio space offering affordable rents for community artists. The large windows are among the building's most beautiful assets, visible to the public and those who work or take classes in the facility. The Munroe Center requests CPA funds to carry out an engineering study that will recommend the replacement or functional restoration of all windows at the Munroe Center for the Arts. The study will be overseen by the Department of Public Facilities.

The 117 windows in the facility are believed to be original to the 110 year old Town-owned building (rented and maintained by the Munroe Center) or at least to the time of its 1915 addition. The windows are in poor condition and air infiltration makes the building uncomfortable in the colder months and significantly decreases the building's energy efficiency. The large windows are also difficult to operate and pose safety risks. The proposed engineering study will provide recommendations for the replacement or restoration of the windows, construction documents and cost estimates. The Munroe Center anticipates that additional CPA funds will be requested in FY18 to complete the replacement or restoration, based on the study's recommendation.

The Munroe Center's agreement with the Town does not assign responsibility for capital projects. The Center has paid for past projects but they are requesting CPA funds for the windows because this project exceeds their financial capabilities. Recently, the Munroe Center funded a project that converted their heating system from oil to gas. The Department of Public Facilities (DPF) and the Department of Public Works (DPW) are also seeking Town funds for two other capital projects in FY17. DPF requested \$298,000 to replace the roof and DPW requested \$220,000 to reconstruct the parking lot. The latter project would be funded by Munroe, principally through funds set aside for that purpose from student fees. The former project would be financed through the issuance of debt whose debt service would be funded through an increase in rental payments by the Munroe Center to the Town. Rental payments are currently \$2,000/month.

Project Goals and Objectives:

- Prepare an engineering study that recommends restoration or replacement of the windows for the purposes of reducing heat loss, improving safety and functionality and preserving the architectural integrity and historical significance of the building; and
- Provide information to help develop a future funding request for implementation of improvements, based on the study's recommendations.

Project Benefit:

The Munroe Center for the Arts is an historic building near Lexington Center and a major cultural resource for town residents. Approximately 1,180 people, mostly children and youth, subscribe to its programs on an annual basis. This project will ensure restoration of an historic Town asset and improve the safety, comfort, environmental efficiency and aesthetic appeal of the facility for continued optimal use by tenants and the public.

Funding Request:

The Munroe Center for the Arts seeks \$30,000 in CPA funds to cover the window study.

ARTICLE 8 (c)

Project:	Lexington Arts & Crafts Society Parsons Gallery Lighting Renovation
CPA Category:	Historic Resources
Amount Requested:	\$24,280
Amount Recommended:	\$24,280
CPC Vote:	(8-0)

Project Description:

The Parsons Gallery in the Lexington Arts and Crafts Society (LACS) is a primary resource for the cultural life of Lexington, offering various exhibits throughout the year that are both free and open to the public. The Lexington Arts and Crafts Society plans to rehabilitate the lighting system in the gallery and requests \$24,280 in CPA funds to remove the existing track system and install a new system and fixtures. After 40 years of continued use, the existing light fixtures are worn, some are electrically unsafe and the track system is failing in some locations. The proposed rehabilitation includes replacement of all current fixtures and the track system with an LED system designed for an art gallery, thus making the structure fit for its intended use.

The proposed fixtures are a commercial type designed for lighting art in galleries. The type of illumination and color characteristics are optimal for art display. Each fixture has an estimated service life of 50,000 hours. The proposed design also increases the number of fixtures from 40 to 60. The added fixtures would be on two new tracks in the center of the room to provide light for metal sculptures and ceramics that may be installed in that area. The project would also install dimmer switches to replace the on/off switches that are currently in use.

Project Goals and Objectives:

- Rehabilitate the current, outdated and possibly unsafe lighting by removing the existing light system and replacing it with an LED system designed to provide optimal light in an art gallery; and
- Improve the public's experience of the gallery.

Project Benefit:

LACS has a long history of contributions to the cultural life of Lexington and the building is in the Town's Cultural Resources Inventory. Improvements to the gallery's lighting will directly benefit the public by enhancing the space and exhibits and preserving the historical function of the building for its intended use.

Funding Request:

The total cost of this project is \$36,280, of which \$24,280 is being sought in CPA funds with the remainder to come from privately raised funds from the Lexington Arts and Crafts Society.

ARTICLE 8 (d)

Project:

Visitors Center Renovation

Indefinitely Postponed

ARTICLE 8 (e)

Project:	Keeler Farm Community Housing Acquisition
CPA Category:	Community Housing
Amount Requested:	\$185,000
Amount Recommended:	\$185,000
CPC Vote:	(9-0)

Project Description:

The Lexington Housing Assistance Board (LexHAB) plans to acquire one unit of community housing at the Keeler Farm development located off of East Street. The total purchase price of the unit is \$185,000. The single-family residence consists of two bedrooms, one bathroom and is approximately 1,024 square feet. The house has four rooms total.

Concurrent with the CPA request, LexHAB initially pursued federal funding to fully support the purchase but their request was denied. LexHAB is currently pursuing and expects to receive an additional grant of approximately \$70,000 in Home Investment Partnership (HOME) funds to off-set the total purchase price. Approximately half of those expected HOME funds (\$35,000) are immediately available to LexHAB while the remainder are not available until FY17.

Due to LexHAB's intent to close on the property in May 2016, the availability of just a portion of HOME funds at the time of closing and the unconfirmed amount of the total grant allocation, the CPC recommends appropriating the full purchase amount of \$185,000 to fully enable the acquisition and facilitate the transaction as planned. The Community Preservation Fund (CPF) will be reimbursed with the total anticipated HOME fund grant, once received.

The unit, located at 5 Keeler Way, will be utilized as affordable housing for one family in perpetuity. Advertising and selecting renters for CPA-funded community housing properties will meet current state requirements so that the units can count toward the Town's affordable housing stock for M.G.L. c.40B purposes. The community housing unit at the Keeler Farm development will be subject to specific standards (listed on page 16) set in place by the CPC and agreed upon by LexHAB and the Board of Selectmen. All affordable housing units acquired with CPA funds are protected through permanent deed restrictions and become part of the Town's Subsidized Housing Inventory (SHI).

Project Goals and Objectives:

- Acquire one unit of community housing for inclusion on the Town's SHI; and
- Provide affordable housing to qualified families/individuals.

Project Benefit:

LexHAB units range from 4-bedroom scattered homes to one-bedroom condominiums. This housing is provided to persons making up to 80% of the median income for the Boston area as set by the Federal government. This figure shifts annually but the current limit as determined by the U.S. Department of Housing and Urban Development (HUD) is \$69,700 for a family of four or \$48,800 for an individual. There is also an asset limitation of \$75,000. LexHAB rents are no

more than 30% of the family income as verified by the previous year's income tax returns. Housing at the Keeler Farm development has the benefit of increasing diversity in Lexington and provides families otherwise unable to live in Lexington with the opportunity to take advantage of the Town's benefits.

Funding Request:

The CPC recommends \$185,000 for the timely acquisition of the unit. The CPF will be reimbursed with an anticipated HOME fund grant, once received.

Guidelines for the Use of CPA Funding by LexHAB

The following are guidelines agreed upon by the Community Preservation Committee, LexHAB and the Board of Selectmen for the acquisition of affordable units with Town CPA funds.

- 1.) All units purchased with CPA funds shall be submitted for inclusion on the Subsidized Housing Inventory (SHI).
- 2.) Each acquisition shall increase the affordable housing stock. Monies shall be spent only on acquisition or rehabilitation of a unit that results in an addition to the pool of affordable units.
- 3.) Dwellings to be purchased shall be one or two family (single, duplex or condominium unit).
- 4.) The size of the units may be up to 1,500 square feet of habitable space.
- 5.) If LexHAB builds the unit, the size may be 3 bedrooms, expandable to 4.
- 6.) LexHAB shall try to purchase dwellings on public bus routes, including Lexpress Routes.
- 7.) Total CPA funds expended for a unit of housing, including legal and professional services, whether built new on purchased land or purchased and renovated, shall not exceed \$525,000.
- 8.) Efforts shall be made to maximize energy efficiency in each unit.
- 9.) As a general policy, CPA funds shall not be expended for the demolition of any houses listed on the Cultural Resources Inventory.
- 10.) When LexHAB identifies a housing unit or land for acquisition, it shall submit a proposal to the CPC and the Capital Expenditures Committee for comment prior to submittal to the Board of Selectmen. Approval by the Board of Selectmen is required for any LexHAB purchase of a unit or of land.
- 11.) Any property or properties acquired by LexHAB for the creation, preservation or support of community housing with total or partial funding from the CPA shall be subject to a permanent deed restriction limiting its use to the stated acquisition purpose. Such deed restrictions shall be in a form approved by the Massachusetts Department of Housing and Community Development and shall be timely recorded at the appropriate Registry of Deeds.
- 12.) CPA funds appropriated to LexHAB by Town Meeting shall be identified in a specific MUNIS account. Expenditures against the account shall be submitted to the Town Manager, with a copy to the CPC Administrative Assistant.
- 13.) Funds remaining in the LexHAB account may be carried over from year to year for subsequent acquisitions of affordable housing units.

(Approved February 17, 2011; amended February 20, 2013)

ARTICLE 8 (f)

Project:	Greeley Village Rear Door and Porch Preservation
CPA Category:	Community Housing
Amount Requested:	\$263,250
Amount Recommended:	\$263,250
CPC Vote:	(9-0)

Project Description:

The Lexington Housing Authority (LHA) is the primary provider of low and moderate income housing for residents of the Town of Lexington. The LHA requests CPA funds to help finance a portion of the preservation of all rear exit doors and porches at Greeley Village, one of Lexington's affordable housing developments located off of Bedford Street. The failing doors and porches have been identified by LHA as priority needs and CPA funds will be used in conjunction with LHA's allocation from the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

All 100 rear doors of the units are over 50 years old and in poor condition. The proposal includes replacing all existing rear doors with new doors, storm doors and doorframes. The current doors are dilapidated and leak, causing serious water infiltration issues which result in the deterioration of supportive beams and warped and sagging doors. The rear porches leading to the doors are also sagging and pose a structural hazard to the buildings. The proposal includes preservation of the porches by adding new steps and railings leading into the units.

Project Goals and Objectives:

- Preserve the failing rear doors and porches at Greeley Village in order to promote the continued use of LHA's current buildings for affordable housing purposes.

Project Benefit:

Providing safe, sanitary and affordable housing is imperative to satisfying the needs of low and moderate income families in the community. Currently, the wait time for a unit at Greeley Village is three years or more. Ensuring these units are kept online through proper preservation procedures is crucial to serving a needy population.

Funding Request:

LHA requests \$263,250 in CPA funds to supplement \$87,750 from DHCD. The total project cost is \$351,000.

ARTICLE 8 (g)

Project:	Wright Farm Barn Needs Assessment and Feasibility Study
CPA Category:	Open Space
Amount Requested:	\$35,000
Amount Recommended:	\$35,000
CPC Vote:	(8-0-1)

Project Description:

At the 2012 Annual Town Meeting, voters approved the purchase of a significant portion of Wright Farm, a 12.6 acre parcel of land located on Grove Street. The Wright family retained one lot (approximately one acre), including a house, garage and barn on which there was granted an option of later purchase by the Town. At the 2015 Annual Town Meeting, \$618,000 was approved to fund the purchase of the remaining parcel of land, including the barn, which is in some disrepair. An additional \$200,000 was approved by the November 2015 Special Town Meeting #2 for renovations necessary to convert the farmhouse into affordable housing. The sale of the parcel was completed on February 11, 2016. This project requests funds to conduct a feasibility study to first determine the structural integrity of the barn and, if found to be structurally sound, to assess providing educational programming and associated architectural design needs to meet programming needs. The feasibility study would consist of a structural stability analysis, educational programming needs assessment and architectural design assessment.

Located at 241 Grove Street, this is the northernmost property in Lexington. The historic barn is a three-story structure with a shed portion on the back side, and is included in Lexington's Cultural Resources Inventory. While the building appears structurally sound, it will require a structural assessment to ensure structural stability before assessing and designing significant upgrades for use as a public facility. The vision for the barn is to rehabilitate it as a gateway into Lexington from both Bedford and Burlington and provide new life to the structure as an education center. Initial conversations have taken place with Lexington Public Schools staff and education planners at Mass Audubon regarding the possibilities for the property and the space. Renovations may include the creation of classrooms, bathrooms and exhibit space to accommodate school field trips, adult education classes and programs in the adjacent conservation land.

Project Goals and Objectives:

- Conduct an assessment to identify structural stability, feasible renovation designs and associated costs for renovations to the barn for its proposed use as an environmental education facility; and
- Determine methods to preserve and restore the Wright Farm Barn and its historic character while ensuring continued preservation and presence of an historic structure.

Project Benefit:

If the study provides favorable recommendations for utilization of the space for the intended use, the barn will provide an educational facility that can host a number of community activities.

Funding Request:

\$35,000 in CPA funds is requested to cover the entire study cost.

ARTICLE 8 (h)

Project:	Antony Park Construction Funds
CPA Category:	Recreational Resources
Amount Requested:	\$60,000
Amount Recommended:	\$60,000
CPC Vote:	(5-4)

Project Description:

In 2010, the Board of Selectmen authorized the Tourism Committee to build a park within Tower Park to commemorate Lexington's sister city, Antony, France, and Studio 2112 Landscape Architecture was hired with private funds to complete the design of the park. To date, the DPW has worked with the Tourism Committee to install a water line at the site and complete initial grading, also using privately-raised funds. Donated trees were planted but did not survive the harsh winter conditions in 2015. Bids for further construction came back with exceedingly higher costs than what was raised in private donations and the project is currently at a standstill due to lack of funds.

The DPW submitted this FY17 request for construction funds to supplement the existing private donations received by the Tourism Committee in order to complete the project. The original financial goal of the project was \$60,000 and approximately \$50,000 of that amount has been spent. The FY17 CPA request is in addition to the original amount raised through donations. Past fundraising efforts for the project have been successful and additional private donations are expected once some progress has been made at the site. The proposed design will rehabilitate a section of Tower Park to include a space reflective of French gardens and species and will include a sitting wall, pathways, landscaping and a memorial linking the two cities. It will provide gathering space and demonstrate the Town's commitment to the sister city program.

Project Goals and Objectives:

- Complete construction of the designated Antony Park space within Tower Park;
- Rehabilitate a section of an existing park for recreational purposes; and
- Encourage the donation of additional private funds by demonstrating progress at the site.

Project Benefit:

The completion of Antony Park will commemorate Lexington's sister city and re-affirm the Town's commitment to the sister city relationship. Due to the lack of private funding, the current site is partially constructed; CPA funds will allow for continued construction, completion and rehabilitation of this recreational land.

Funding Request:

\$60,000 in FY17 CPA funds are requested to supplement what remains of \$60,000 previously raised in private donations. Additional fundraising efforts are expected once progress has been made.

ARTICLE 8 (i)

Project:	Minuteman Bikeway Wayfinding Signs Implementation
CPA Category:	Recreational Resources
Amount Requested:	\$120,000
Amount Recommended:	\$120,000
CPC Vote:	(9-0)

Project Description:

At the 2015 Annual Town Meeting, voters approved \$39,000 to fund the design and determine the locations of wayfinding, regulatory and etiquette signage for the Minuteman Bikeway in Lexington. The types of signage and general locations were based on recommendations in the report entitled *Navigating the Minuteman Bikeway* which was completed with the cooperation of the Bicycle Advisory Committee and representatives from the towns of Arlington and Bedford. This FY17 request would fund the purchase and installation of approximately 220 signs containing information on proper etiquette, bikeway access, nearby attractions and regulatory signage where the bikeway intersects with roadways.

The implementation phase will include the fabrication and installation of signs, project oversight and GIS mapping to assist with maintenance once the signs are installed. In addition to providing information to users about bikeway access and etiquette, the signs will include general information about nearby attractions such as outdoor recreational uses, historical sites and commercial areas.

Project Goals and Objectives:

- Install signage along the bikeway and adjacent roads and connection points;
- Promote appropriate etiquette for users of the Bikeway;
- Inform users of access points to the Bikeway; and
- Encourage use of retail facilities within close proximity to the Bikeway.

Project Benefit:

The proposed signage will improve the navigational system to better connect users to the Bikeway and its surroundings thereby strengthening its economic impact to the Town. The signage is also intended to improve overall safety and comfort for all users along the length of the Bikeway including those areas where the trail intersects with local roadways.

Funding Request:

This project requests \$120,000 in CPA funds to cover the production and implementation of the signs.

ARTICLE 8 (j)

Project:	Town Pool Renovation Design and Engineering Costs
CPA Category:	Recreational Resources
Amount Requested:	\$166,000
Amount Recommended:	\$166,000
CPC Vote:	(9-0)

Project Description:

The Irving H. Mabee Pool Complex is a heavily used recreation facility during the summer with an average of 75,000 people utilizing the complex each year. While the facility continues to operate safely, a phased renovation approach was identified in the engineering consultant's study completed in FY2008 by Bargmann Hendrie and Archetype. The consultant's report provided the Town with a detailed list of recommended upgrades and repairs, as needed, allowing the Town to plan and budget for the improvements effectively and responsibly.

\$25,000 was approved for Phase I by the 2010 Annual Town Meeting and included replacement of the hot water heater, ventilation and exhaust systems and completion of top priority projects to address compliance and safety concerns. \$165,000 was approved by the 2011 Annual Town Meeting for Phase II and included interior repairs and environmental and energy efficiency enhancements, including the replacement of toilets, showers and sinks with water conserving systems in the men's and women's locker rooms. Phases I and II are complete. Both phases were funded through the Recreation Enterprise Fund Retained Earnings since CPA funding was not then available for this type of recreation project.

Due to the scope and complexity of the phased renovation project, it was determined that Phase III should be divided into two parts in order to obtain a more accurate cost estimate for the project. This FY17 request seeks partial Phase III funding to determine the design and engineering costs for replacement of the existing filtration system and additional work required to ensure the successful operation of the pool complex. It is expected that a subsequent FY18 Phase III request will fund the construction and implementation of those recommended upgrades.

The filtration system was last updated in 1980 and is well beyond its life expectancy. Repairs to the filtration and plumbing systems have become an annual occurrence that impacts the operating budget. The efficiency and effectiveness of the filtration systems and chlorinators decrease each year causing costly repairs as the system breaks down more frequently. Addressing immediate needs will prevent pool closures and lost revenue during peak seasons. Improvements to the filtration system will bring the system into compliance with Department of Public Health regulations that have changed over the years.

Project Goals and Objectives:

- Obtain design and engineering costs and construction/bid documents associated with the multi-phase renovation program to ensure the successful operation of the pool complex; and
- Provide an accurate cost estimate for construction and implementation of Phase III.

Project Benefit:

The Town Pool Renovation project will ensure the complex's continued successful operation by addressing priority needs. This FY17 request will provide a more accurate cost estimate for subsequent renovations.

Funding Request:

\$166,000 is requested in FY17 for the design and engineering of Phase III upgrades and repairs. It is expected that approximately \$1.6 million will be requested for FY18 to fund the implementation and construction of the Phase III recommended upgrades.

ARTICLE 8 (k)

Project:	Park Improvements - Hard Court Resurfacing
CPA Category:	Recreational Resources
Amount Requested:	\$61,000
Amount Recommended:	\$61,000
CPC Vote:	(9-0)

Project Description:

Over the past 18 years, the Town has supported and invested in upgrades to its recreational infrastructure. The hard court resurfacing program targets hard surface athletic facilities including basketball and tennis courts, the track at the Center Recreation Complex and the Skate Park. This FY17 request seeks funds to rehabilitate the basketball courts at Rindge Park and Kinneens Park, last resurfaced in 2004. The project will include the full reconstruction of the courts due to extensive cracks and frost heaves and the installation of new backboards and poles. The funding would also be used to purchase and permanently install a bike rack at each site.

Project Goals and Objectives:

- Rehabilitate the court surfaces to increase safety for all user groups;
- Install new backboards, poles and bike racks; and
- Improve overall playing conditions.

Project Benefit:

The Recreation and Community Programs Department's hard court resurfacing program is designed to rehabilitate the hard court surfaces throughout the town. It is important to rehabilitate these valuable assets in the community to ensure their continued usability and safety; this program benefits all who use the facilities. The basketball courts at Rindge Park and Kinneens Park are heavily used facilities in Lexington and this year's request will enable their continued, long-term use.

Funding Request:

This FY17 request for CPA funding for hard court resurfacing at Rindge and Kinneens Parks is \$61,000.

ARTICLE 8 (I)

Project:	Granite Forest Pocket Park Construction at Lincoln Park
CPA Category:	Recreational Resources
Amount Requested:	\$30,000
Amount Recommended:	\$30,000
CPC Vote:	(8-1)

Project Description:

This project, initiated by the Lincoln Park Sub-Committee, proposes construction of a pocket park within Lincoln Park, creating a greenway corridor that will connect the lower park to the upper park. The proposed 'Granite Forest' will be located in the meadow between the multipurpose athletic field and the woodland/meadow gardens of Lincoln Park. Design plans call for the installation of granite benches and fixtures. The opportunity to utilize 11 antique granite foundation stones donated from the site of the Isaac Mulliken House (which was being moved and renovated as part of the Inn at Hastings Park project) provided the primary material for the design. The hand-carved granite pieces range in size from 5' to 11' and are a priceless reminder of earlier methods of building. It is the intent to have text carved into the granite to add a layer of ecology, history and poetry.

Project Goals and Objectives:

- Construct a pocket park within Lincoln Park, creating a greenway corridor that will link the lower park to the upper park;
- Increase the functionality of Lincoln Park for recreational uses; and
- Utilize historic building material to create a notable landscape feature.

Project Benefit:

The proposed site is located along a high traffic path connecting the high school campus to the upper section of Lincoln Park. This much-used and loved area serves as a quiet, peaceful link between the two major recreation areas in Town: the Center Recreation Complex and Lincoln Park. The Granite Forest will serve as a landmark and provide quiet gathering space for individuals using the nature path, the playground and the athletic fields. It will exemplify the principal of adaptive reuse and creativity in the park environment and will provide a window on the ecological and social processes which shape the landscape.

Funding Request:

This project would be a public/private partnership between the Lincoln Park Sub-Committee and the Town. \$30,000 is requested in CPA funds and \$45,000 will be raised privately by the sub-committee.

ARTICLE 8 (m)

Project:	Park Improvements - Athletic Fields
CPA Category:	Recreational Resources
Amount Requested:	\$120,000
Amount Recommended:	\$120,000
CPC Vote:	(9-0)

Project Description:

This is an ongoing, multi-year capital program designed to preserve and rehabilitate Town athletic fields, address safety and playability concerns and provide safe, adequate field conditions for neighborhood families, recreation groups and school programs. This FY17 request seeks CPA funds for renovations to the Adams Park multipurpose athletic field located behind the Waldorf School. The athletic field is used by Lexington youth organizations on weekends and evenings and by the Waldorf School during the day. Renovations will include laser grading the athletic field, grading for proper drainage and adding permanent park benches.

Project Goals and Objectives:

- Provide safe and playable athletic fields for all user groups;
- Perform necessary rehabilitation to the Adams Park multipurpose athletic field; and
- Reduce costly repairs.

Project Benefit:

Improving the safety of the athletic field is the major benefit to all users. The Town's athletic fields undergo excessive use by recreation, school, youth and adult groups and major, required repairs cannot be completed within the Recreation and Community Programs Department's operating budget. Timely renovations and replacement are critical to providing safe and playable fields for all user groups. Correcting the safety issues related to uneven turf and drainage at the Adams Park field will increase the safety, playability and ease of future maintenance (the latter not allowable with CPA funds).

Funding Request:

\$120,000 is requested in CPA funds to rehabilitate the multipurpose field at Adams Park.

ARTICLE 8 (n)

Project:	Park and Playground Improvements
CPA Category:	Recreational Resources
Amount Requested:	\$75,000
Amount Recommended:	\$75,000
CPC Vote:	(9-0)

Project Description:

The safety fencing at the Center Recreation Complex and at the Muzzey multipurpose athletic field is 40 years old and requires replacement. Frost heaves have caused the fence posts to uproot, resulting in fencing that has fallen over. The proposed improvements include the removal, disposal and installation of approximately 1,200 linear feet of new chain link fence between both locations. The project also includes replacement of a four-foot fence with an eight-foot fence next to the baseball and softball fields at the Center Recreation Complex to minimize balls from hitting cars along Worthen Road. Galvanized fencing is planned for the Muzzey Field and black powder fencing is planned for the Center Recreation Complex.

Project Goals and Objectives:

- Replace outdated fencing at two locations to improve safety and comply with safety and accessibility standards; and
- Reduce frequent repairs, inspections and equipment removal due to deteriorating equipment.

Project Benefit:

Replacement of the deteriorating safety fencing improves conditions of the facility for recreational purposes and the installation of an eight-foot fence along Worthen Road prevents baseballs and softballs from inflicting damage to vehicles.

Funding Request:

The total CPA request is \$75,000 to fund this project in its entirety.

ARTICLE 8 (o)

Project:	Grain Mill Alley Design Implementation
CPA Category:	Open Space
Amount Requested:	\$204,114
Amount Recommended:	\$214,114
CPC Vote:	(7-0)

Project Description:

The improvement of Grain Mill Alley, an historic pathway located between 1761 and 1775 Massachusetts Avenue, is a public space project that has been embraced by the Center Committee for over 10 years. The 2013 and 2015 Annual Town Meetings approved CPA funds for the schematic design phase of the project. The initial FY17 CPA request was for further design and construction funds for the space, including the connecting alleyway which is owned by the abutting property owners. The request was subsequently revised to include funds for design and construction of only two thirds of the proposed project due to the rejection of a proposed legal agreement by one of the abutters. The revised proposal excludes any development proposed for the connecting alleyway and instead focuses on development of the ‘bookends’ of the alley on property currently owned by the Town - those spaces adjacent to Mass. Ave. and the Minuteman Bikeway.

Improvements to the Mass. Ave. end include brick paving, plantings and fixed seating. An alternative transportation node is envisioned for the space adjacent to the Minuteman Bikeway. The plans call for the installation of bike racks, fixed seating, a bike repair station, plantings and a raised pedestrian crossing to improve safety. The Town maintains an easement for use of the connecting alleyway so although undeveloped, the public can continue to access the pathway connecting both spaces. The project hopes to build on the community’s enthusiasm surrounding the temporary installation in the Mass. Ave. space during the summer of 2015.

Project Goals and Objectives:

- Develop the ‘bookends’ of Grain Mill Alley to provide quality pedestrian and bicycle conditions;
- Enhance bicycle accommodations for those utilizing the Minuteman Bikeway;
- Improve safety for Center users by slowing traffic and improving the ground surface; and
- Create a sense of place and community through the addition of new seating and trees.

Project Benefit:

The bikeway-to-alley connection is used year-round by over 300,000 users. It is a critical passage that connects people from the parking lot and bikeway to the retail corridor, channeling much-needed foot traffic to local businesses. This project will ensure an enjoyable Center experience resulting in increased business activity for Center merchants and serve as a catalyst for reinvestment in Lexington Center.

Funding Request:

The total project cost is \$219,114. The CPC recommends \$214,114 in FY17. A \$5,000 balance from the FY16 design allocation will be used to supplement the FY17 funds.

ARTICLE 8 (p)

Project:	Debt Service - Combined Costs
CPA Category:	Open Space, Historic Resources
Amount Requested:	\$3,289,721
Amount Recommended:	\$3,289,721
CPC Vote:	(7-0)

In FY17 debt service obligations are shown as an aggregate. They consist of four components totaling \$3,289,721 and are described below:

1) Wright Farm Acquisition: \$410,050

Under Article 9 of the 2012 Annual Town Meeting, voters approved the \$3,072,000 acquisition of a substantial portion of the Wright Farm property. Of this appropriation, the Town was authorized to borrow \$2,950,000. In February, 2013, the Town sold a \$2.95 million bond anticipation note (BAN) that came due in February, 2014. The interest payment on the BAN was \$36,875. The BAN was refinanced in February 2014 through the issuance of a \$2.95 million bond for a ten year term. The first debt service payments of principal and interest on the bond were made in FY15 in the amount of \$434,633, and \$424,800 was approved for payment in the current fiscal year (FY16). Debt service on the bond for FY17 is \$410,050, representing \$295,000 of principal and \$115,050 of interest.

2) Community Center Acquisition: \$1,028,100

At the Special Town Meeting in March, 2013, voters approved an appropriation of \$10,950,000 to fund the acquisition of a portion of the Scottish Rite Property at 39 Marrett Road, to become the Lexington Community Center. The CPA portion of this purchase was \$7,390,000. In November, 2013 the Town sold a \$7.39 million bond anticipation note that came due in February, 2014. The interest payment on the BAN was \$9,237. In February, 2014 a \$7.39 million bond was issued for a ten year term to retire the BAN. The first debt service payments of principal and interest on the bond were made in FY15 in the amount of \$1,089,774, and \$1,065,100 was approved for FY16. Debt service on the bond for FY17 is \$1,028,100 of which \$740,000 represents principal and \$288,100 represents interest.

3) Cary Memorial Building Upgrades: \$1,529,743 (\$889,600 + \$638,896 + \$1,247)

Under Article 2 of the Special Town Meeting in March 2014, Town Meeting voters approved an appropriation of \$8,677,400 to fund the costs of renovations to the Cary Memorial Building. Of this amount, \$8,241,350 was requested in CPA funding to be financed through the issuance of debt. A bond anticipation note in the amount of \$3,286,000 was issued in June 2014; the note came due in February 2015 at which time a bond of \$6,569,000 was issued, comprised of two components: the conversion of \$2,286,000 of the June 2014 note to long-term debt and new financing of the project in the amount of \$4,283,000. In February 2015 the residual portion of the June 2014 note, \$1,000,000 was refinanced as a note with a term of four months at which time it was proposed that it be retired with cash from the CPA fund. An appropriation of \$1,000,000 for this purpose, plus \$960 for the interest due on that note was approved under Article 30 of the 2015 Annual Town Meeting. The first debt service payments of principal and interest on the \$6,569,000 bond were made in FY16 in the amount of \$899,459. Debt service on

the bond for FY17 is \$889,600 of which \$660,000 represents principal and \$229,600 represents interest.

Of the authorized debt, \$672,350 remained unissued. A bond anticipation note in the amount of \$634,000 was issued in February 2016, coming due in July 2017 at which time the note will be retired. The projected FY17 debt service payment for the BAN will be \$638,896, representing \$634,000 of principal and \$4,896 of interest.

It is projected that the final piece of financing for the project will be issued as a note in the amount of \$38,350 in June 2016, coming due in February 2017 at which time the note will be retired or converted to a bond. Estimated FY17 costs for the BAN include an interest payment of \$1,033 and an issuance cost of \$214.

4) Community Center Renovations: \$321,828 (\$317,432 + \$4,396)

At the November 2013 Special Town Meeting, voters approved \$3,169,000 in initial renovation costs to prepare the former Scottish Rite building for use as a Community Center and to enable Town Departments to move into the building. Subsequent to that time, the recommendations of the Selectmen-appointed Ad hoc Community Center Advisory Committee resulted in an accelerated construction schedule and modifications to the scope of renovations at the Community Center. The revised total cost of the project was \$6,720,000 of which \$6,297,184 was CPA eligible. The bulk of this cost was financed from cash on hand under Article 3 of the March 24, 2014 and Article 10 of the June 16, 2014 Special Town Meetings. Of the revised amount, the Town was authorized to borrow \$451,000.

\$315,000 of the authorized debt amount was issued as a bond anticipation note in February 2016 coming due in July 2016 at which time the note will be retired. The projected FY17 debt service payment for the BAN will be \$317,432, representing \$315,000 of principal and \$2,432 of interest.

It is projected that the final piece of financing for the project will be issued as a note in the amount of \$136,000 in June 2016, coming due in February 2017 at which time the note will be retired or converted to a bond. Estimated FY17 costs for the BAN include an interest payment of \$3,640 and an issuance cost of \$756.

ARTICLE 8 (q)

Project:	Administrative Budget
CPA Category:	Administrative
Amount Requested:	\$150,000
Amount Recommended:	\$150,000
CPC Vote:	(9-0)

Project Description:

The Community Preservation Act permits up to 5% of annual CPA funds to be spent on the operating and administrative costs of the Community Preservation Committee. The Committee is allowed to use this money to pay for staff salaries, mailings, public notices, overhead, legal fees, membership dues and other miscellaneous expenses related to CPA projects. Five percent of anticipated FY17 revenue from the surcharge and the State supplemental match is \$269,300; however the CPC only requests \$150,000. This money will be used to fund the Committee's part-time Administrative Assistant, membership dues to the non-profit Community Preservation Coalition, administrative expenses, legal and miscellaneous expenses and land planning, appraisals and legal fees for open space proposed to be acquired using CPA funds.

The CPC's part-time Administrative Assistant tracks and monitors all Town Meeting-approved CPA projects, monitors draw-downs and financial transactions in conjunction with the Finance Department, reviews agreements, drafts and updates CPA reports and correspondence, completes State-mandated reporting, oversees the annual CPA project application process, posts meetings and schedules public hearings, takes minutes of the CPC public meetings and hearings, works with numerous departments, communicates with project applicants, and assists the CPC and others as needed with all CPA related activities and agreements. The three-day a week, FY16 cost for the administrative position totals \$34,182, including health and dental benefits carried by the Town.

Membership dues of \$7,900 (unchanged since FY15) are paid to the Community Preservation Coalition (www.communitypreservation.org). A non-profit statewide organization, it responds to legal and technical questions, provides CPA news and information to participating communities and engages in legislative advocacy and lobbying. The Community Preservation Coalition was instrumental in securing the recent distributions to CPA communities from the State budget surpluses and continues to advocate for this supplemental funding.

The CPC designates \$50,000 of its administrative budget for the planning, conceptual plan development, legal, survey and appraisal work associated with the proposed acquisition of open space. Such funds enable the Selectmen or Conservation Department to complete in a timely manner the due diligence required to prepare for a land acquisition.

While total expenditures from the administrative budget can vary from year to year, the Committee continues to endorse \$150,000 as a conservative budget amount for the adequate coverage of all anticipated costs. Funds appropriated for administrative expenses but not spent in a given fiscal year revert to the CPA Undesignated Fund Balance at year's end.

Funding Request: The FY17 request for CPC administrative costs is \$150,000.

Status Report on FY 2016 CPA Projects

Conservation Meadow Preservation Program (Art. 8 (a))

The 2015 Annual Town Meeting approved \$26,400 in CPA funds for the first phase of a multi-phase meadow preservation project. Approximately 75 acres of Lexington's conservation land are upland meadows that require extensive annual management measures to maintain their open and natural condition. This FY16 appropriation funded the preservation of Hennessey Field and Joyce Miller's Meadow. The Hennessey Field preservation was conducted during the summer and fall of 2015 and invasive species management within the preserved meadow will continue through 2016. Preservation work at Joyce Miller's Meadow is scheduled for the spring and summer of 2016.

Parker's Revenge Site Restoration (Art. 8 (b))

The Friends of Minuteman National Park requested \$36,790 in FY16 for the Parker's Revenge Site Restoration. The Friends proposed a plan to restore a heroic battlefield that marked an important component of the events of April 19, 1775-Parker's Revenge, the site of the second battle of Lexington. The plan also called for the preparation of interpretive materials to recreate an accurate representation of the battle site. The field and physical survey phases are complete and the archaeology team has recovered a total of 29 musket balls fired on April 19, 1775. A team of historians, archaeologists and active and retired military representatives convened to add additional interpretation of the field findings. The project has received attention from several national news outlets. The final report is under preparation to fully analyze the archaeological evidence and set the stage for the upcoming interpretation and land restoration phases of the project.

First Parish Church Restoration Historic Structures Report (Art. 8 (c))

In 2015, Annual Town Meeting approved \$40,000 in CPA funds to prepare an historic structures assessment and report detailing the conditions of the First Parish Church prominently located on Lexington's Battle Green. The report included condition assessments, preservation treatment recommendations and cost estimates for priority work. It also informed long term rehabilitation and maintenance plans and capital fundraising efforts. The final version of the Historic Structures Report was completed and released in February 2016. Final invoices are pending.

Cary Memorial Building Records Center Shelving (Art. 8 (d))

The 2015 Annual Town Meeting appropriated \$75,398 in CPA funds to install shelving units in the Cary Record Center. The new shelving units will provide standard size archival and record storage shelving as well as improved access to records. The installation of the new storage system will be completed by the spring of 2016.

Battle Green Streetscape Improvements (Art. 8 (e))

The 2015 Annual Town Meeting approved \$140,000 in CPA funds for the next phase of an ongoing program to improve the Battle Green Streetscape. The 2014 Annual Town Meeting approved \$63,000 in CPA funds to hire an architect/engineering firm to take concept plans to the 25% design stage and develop cost estimates for the recommended improvements. That phase of the project is still ongoing and this FY16 appropriation remains unspent, pending completion of the 25% design and a subsequent recommendation from the Board of Selectmen.

Community Center Sidewalk Design (Art. 8 (f))

\$50,000 was approved by the 2015 Annual Town Meeting for additional design funds for the Community Center Sidewalk project. Two sidewalk concepts were previously developed by the Town with CPA funds appropriated by the November 2013 Special Town Meeting but neither design was approved by the proprietors of the adjacent Scottish Rite property. The FY16 request provided funds for an outside firm to develop appropriate design alternatives. To-date, the design work is pending as the Town continues to work with the proprietors of the adjacent Scottish Rite land.

Community Center Preservation Restriction Endowment (Art. 8 (h))

The Community Center at 39 Marrett Road was purchased by the Town of Lexington from the Scottish Rite in December, 2013 using CPA funds. The Community Preservation Act requires that any property purchased using CPA historic resource funding be subject to a preservation restriction, deeded in perpetuity and approved by the Massachusetts Historical Commission. The Lexington Historical Society has agreed to hold the Historic Preservation Restriction (HPR) on the Community Center property and has requested that an endowment account of \$25,000 be established to cover its expenses under the Historic Preservation Restriction. (The HPR must be held by an entity other than the Town). The Town and Historical Society drafted a restriction acceptable to both parties and sent it to the Massachusetts Historical Commission in December 2015 for review and approval. Once finalized, the HPR will be recorded at the Registry of Deeds. The Town will reimburse the Historical Society from this Endowment Account for the costs to monitor and enforce the Historic Preservation Restriction.

Park and Playground Improvements (Art. 8 (i))

The 2015 Annual Town Meeting approved \$68,000 to preserve the recreational resources at Marvin Park by replacing the playground equipment and playground surface. The improvements will include the installation of a new modular play structure, a new swing set and an appropriate safety surface. New site amenities such as signage and permanently anchored park benches are planned. The project is set to commence in the spring/summer of 2016.

Park Improvements - Athletic Fields (Art. 8 (j))

\$85,000 was approved by the 2015 Annual Town Meeting for renovations to the natural grass softball field at Lincoln Park. This project is part of an ongoing multi-year capital program to preserve and rehabilitate Town athletic fields. Plans call for the softball field to be laser-graded for improved drainage, a new irrigation system installed and a new backstop, player benches and amenities at the site. This project is currently out to bid.

Park and Playgrounds ADA Accessibility Study (Art. 8 (k))

This project requested \$78,000 in funding to hire a consultant to complete a study of the Town's recreation areas to determine areas of deficiencies. The Lexington Recreation Facilities and ADA Compliance Study will develop recommendations and cost estimates for appropriate remediation. A contract was awarded in the fall of 2015 and a draft report is expected in the spring of 2016.

Park Improvements - Hard Court Resurfacing (Art. 8 (l))

The 2015 Annual Town Meeting approved \$55,000 to rehabilitate the basketball courts at Sutherland Park and Marvin Park. Funding will be used to reconstruct the courts and install new backboards and poles. Initial bids were opened in December 2015 but the small scope of the project resulted in only one contractor submitting a bid which was rejected due to an excessively high price. The project was re-bid in February 2016.

Lincoln Park Field Improvements - Phase 3 (Art. 8 (m))

\$220,000 in CPA funds was approved by the 2015 Annual Town Meeting to partially fund Phase 3 of a three-phase capital improvement program to preserve and rehabilitate the recreational resources at Lincoln Park. The FY16 CPA amount was used along with \$430,000 from other funding sources for the purchase and installation of a new synthetic playing surface at Lincoln Park. This project also included rehabilitation of the walkways around the field, replacement of the edging and the addition of a guardrail near the restroom facility to prevent vehicles from driving on the synthetic turf. Bids were opened in December 2015 and the Town is currently in the process of awarding the contract. Work is expected to begin in June 2016.

Minuteman Bikeway Culvert Rehabilitation (Art. 8 (n))

\$290,000 in CPA funds was approved by the 2015 Annual Town Meeting to fund the replacement of the Minuteman Bikeway culvert located just north of Camellia Place near the headwaters of the North Lexington Brook. The new culvert has been installed and the total project is expected to be completed in late spring of 2016.

Grain Mill Alley Design Funds (Art. 8 (o))

\$18,000 was approved by the 2015 Annual Town Meeting for continuing design for improvements to Grain Mill Alley. \$21,500 was initially approved by the 2013 Annual Town

Meeting for the design project but it was determined that this additional appropriation was needed to continue the process of designing a safe, welcoming, aesthetically appropriate and cost-effective public space. \$214,114 is being requested in FY17 to fund the further design and construction of two thirds of the initial project. A balance of \$5,000 from this FY16 appropriation remains unspent and will be used to supplement the FY17 request. (See FY17 CPA Project Summaries, Art. 8(o)).

Minuteman Bikeway Wayfinding Signs (Art. 8 (p))

\$39,000 was approved by the 2015 Annual Town Meeting to fund the design of wayfinding and etiquette signage relating to the Minuteman Bikeway in Lexington. This was considered the next necessary step following a report entitled *Navigating the Minuteman Bikeway* which was completed with the cooperation of the Bicycle Advisory Committee and representatives from Arlington and Bedford. The consultant hired to perform the work is currently developing 25% design plans for review by Town staff. It is expected the design plans will be presented to the public in the coming months. The 2016 Annual Town Meeting will consider a subsequent request for FY17 CPA funds for the construction and implementation of the proposed signage. (See FY17 CPA Project Summaries, Art. 8(i)).

Lower Vine Brook Paved Recreation Path Reconstruction (Art. 8 (q))

The 2015 Annual Town Meeting approved \$369,813 in CPA funds to repair and replace the paved recreation path that runs along Vine Brook. The project proposed full reconstruction of the 4,600-foot path due to surface degradation over the years. Due to the significant length of the path, work was proposed in two phases. Phase One (Fairfield Drive to East Street and Emerson Road) is set for implementation during the spring 2016 construction season.

Property Purchase - 241 Grove Street (Art. 9)

At the 2012 Annual Town Meeting, voters approved the purchase of a significant portion of the Wright Farm, a 13.6 acre parcel of land located on Grove Street. The 2015 Annual Town Meeting approved the purchase of the remaining Wright Farm parcel (approximately one acre) with \$618,000 in CPA funds which included an existing farmhouse and barn. LexHAB subsequently determined that the farmhouse was suitable for affordable housing purposes and requested \$200,000 in CPA funds under Article 5 at the November 2015 Special Town Meeting # 2 for renovations to the farmhouse (see below-Property Improvements-241 Grove Street, Art. 5). The acquisition of the remaining property also allowed the Conservation Commission to incorporate the barn, driveway and parking area into the existing conservation parcel and adjacent open spaces. The 2016 Annual Town Meeting will consider a request for \$35,000 in CPA funds to explore the possibility of converting the barn into an environmental education facility. (See FY17 CPA Project Summaries, Article 8(g)).

The Town closed on the property on February 11, 2016 and the Board of Selectmen intends to divide the property into two parcels and transfer the barn portion to the Conservation Commission after minor clean-up of pesticides in the soil. Custody and control of the parcel

with the farmhouse will be transferred to LexHAB (as authorized under Article 9 of the November 2015 Special Town Meeting) in order for the renovations to take place.

Property Improvements - 241 Grove Street (Art. 5/ Nov 2015 STM)

The November 2015 Special Town Meeting authorized \$200,000 in CPA funds to be used by LexHAB for renovations necessary to convert the farmhouse on the Wright Farm property into affordable housing. The Town completed the purchase of the property on February 11, 2016 and will transfer ownership of the parcel to LexHAB (as authorized under Article 9 of the November 2015 Special Town Meeting) for the renovations to take place.

Cary Memorial Building Sidewalk (Article 4/ 2015 March Special Town Meeting #2)

\$8,241,350 in CPA funds for renovations to the Cary Memorial Building was approved by the 2014 March Special Town Meeting. At the time of the 2014 STM request, the sidewalk accessibility design had not been decided. This request for \$194,200 was approved by the 2015 March Special Town Meeting #2 for the construction of safe, accessible and aesthetically appropriate sidewalks in front of the Cary Memorial Building. Representatives from the Board of Selectmen, Engineering Department, Historic Districts Commission and Commission on Disabilities are meeting to determine safe and aesthetically appropriate design plans for the walkways. A decision has yet to be reached.

FY 2016 Projects Indefinitely Postponed, 2015 ATM

1. Art. 8 (g) Cary Memorial Building Sidewalk Enhancements

Status Report on FY 2015 CPA Projects

Cary Memorial Building Upgrades (Art. 2 2014 March STM)

The 2014 Special Town Meeting appropriated \$8,677,400, of which \$8,241,350 was CPA-eligible, to upgrade the Cary Memorial Building. The project has reached substantial completion and a grand re-opening and re-dedication was held on October 24, 2015. The project is expected to reach final completion in the spring of 2016. Debt service payments are ongoing. (See FY17 CPA Project Summaries, Art. 8(p) (3)).

Art. 3 2014 March STM - Amend Article 5 of November 4, 2013 STM, Renovation to Community Center (see below).

Art. 10 2014 June STM - Amend Article 5 of November 4, 2013 STM, Renovation to Community Center

The 2013 November Special Town Meeting authorized \$3,169,000 under Article 5 for renovations to the Community Center. Of this appropriation, \$2,846,184 was CPA-eligible and was to be paid in cash from the Community Preservation Fund (CPF).

An amendment to Article 5 was subsequently approved by the 2014 March STM, authorizing a new total of \$6,220,000 for the renovations. Of this new total, \$5,797,184 was CPA eligible with \$451,000 authorized for borrowing and the remainder to be paid in cash from the CPF.

The 2014 June STM approved a further amendment to Article 5 (as amended at the March 2014 STM) which appropriated a new total of \$6,720,000 for renovations to the community center. Of this amount, \$6,297,184 was CPA-eligible. This amendment authorized \$451,000 in borrowing with the remainder of the appropriation paid in cash from the CPF. The 2016 Annual Town Meeting will consider a debt service request for principal, interest and issuance costs for issued and projected bond anticipation notes against the amount authorized for borrowing. (See FY17 Project Summaries, Art 8(p) (4)).

The renovations have reached substantial completion with the transfer of several town departments to the facility during 2015. The Grand Opening was held on October 17, 2015 and it is expected that the project will reach final completion in the spring of 2016.

Visitor Center - Design Phase (Art. 8 (b))

The 2014 Annual Town Meeting appropriated \$220,608, of which \$59,332 is CPA eligible, for design improvements to the Visitor Center. The bulk of the design funds remain unspent. In early 2016, the Board of Selectmen began considering alternative plans that would entail the construction of a new facility instead of rehabilitating the existing building. If this occurs, the project will not be CPA-eligible and all unspent funds will be returned to the applicable CPA reserve.

Battle Green Streetscape Improvements (Art. 8 (e))

This project was the next step in an ongoing program to improve the Battle Green Streetscape, focusing on efficient and safe pedestrian and vehicular flow in and around the Battle Green. The 2014 Annual Town Meeting approved \$63,000 in CPA funding to hire an architect/engineering firm to take the concept plan to the 25% design stage and develop cost estimates for the recommended improvements. The total project cost was \$90,000, the remainder being financed through the tax levy. A consultant was hired in 2015 to provide plans and specifications at 25% design and the work remains ongoing.

LexHAB Set-Aside Funds for Development of Community Housing at the Busa Property (Art. 8 (g))

2014 Annual Town Meeting approved a total of \$1,284,653 to be used by LexHAB for the development of community housing at the former Busa Farm site off Lowell Street, a Town property acquired with CPA funds in 2009. This amount included use of remaining fund balances from previous appropriations for community housing by the 2011 and 2012 Annual Town Meetings. Prior to construction on the site, LexHAB must obtain approval from the Department of Housing and Community Development (DHCD) for inclusion of the units on the Subsidized Housing Inventory (SHI). LexHAB must complete a site plan and provide the deed proving ownership of the property prior to submitting their application to DHCD. The deed was recently transferred to LexHAB and they are currently preparing the site plan. Once the site plan is complete, the application will be submitted to DHCD.

Lincoln Park Field Improvements - Phase 2 (Art. 8 (h))

The 2014 Annual Town Meeting approved \$200,000 in CPA funds for the design, drainage and site preparation work associated with the turf replacement at Lincoln Field #2. The remaining balance for the project, \$420,000, was appropriated through a combination of tax levy funds and Recreation Enterprise monies. This project represents Phase 2 of the three-phase capital improvement program to preserve and rehabilitate the recreational resources at Lincoln Park. The project included site work to prepare for the replacement of the synthetic turf at Lincoln Field #2, including drainage, field improvements, laser grading, rehabilitation of surrounding walkways and replacement of the edging. The project has reached substantial completion and work is expected to be finalized in spring 2016.

Park and Playground Improvements - Garfield Park (Art. 8 (i))

The 2014 Annual Town Meeting appropriated \$65,000 in CPA funds to preserve the recreational resources at Garfield Park. The project included the replacement of the playground equipment and safety surface and the addition of site amenities such as signage and permanently anchored park benches. The project has reached substantial completion and work is expected to be finalized in spring 2016.

Park Improvements - Athletic Fields - Clarke Middle School Multipurpose Field (Art. 8 (j))

The 2014 Annual Town Meeting appropriated \$100,000 in CPA funds to renovate the multipurpose field at the Clarke Middle School. The project is part of an on-going multi-year program to preserve and rehabilitate the Town's athletic fields. This project included laser grading, crowning and seeding the field to address drainage, safety and usability concerns. Work has reached substantial completion and the project is expected to be finalized in the spring of 2016.

Park Improvements - Hard Court Resurfacing - Gallagher Tennis Courts at the Center Recreation Complex and Clarke Middle School Tennis Courts (Art. 8 (k))

The 2014 Annual Town Meeting appropriated \$85,000 in CPA funds to rehabilitate the Gallagher Tennis Courts and the Clarke Middle School Tennis Courts, part of a multi-year, town-wide program to improve hard court resurfacing at its recreational facilities. This FY14 project included resurfacing, painting and restriping the courts and replacing the posts and center anchors as necessary. Work has reached substantial completion and is expected to be finalized in the spring of 2016.

Parker Meadow Accessible Trail D&E (Art. 8 (l))

This project, a collaboration between the Recreation Committee, the Conservation Commission, the Commission on Disability and other interested citizens and land stewards, requested \$34,500 in CPA funding to design and create a universally accessible passive recreational trail system for Parker Meadow. Cost estimates for this phase are currently being received with the goal of awarding the contract to a professional consultant to prepare design and engineering plans and final bid documents for the construction of the trail. A subsequent FY18 request for construction funds is expected.

Land Acquisition - off Concord Road (Art. 3 June, 2014 STM)

At the June, 2014 Special Town Meeting, Town Meeting Members approved the acquisition of 12 acres of "back land" at 430 Concord Avenue; \$180,000 of this amount was for acquisition or taking, with the remaining \$40,000 for associated legal expenses. As of early 2016, the parties had not yet resolved issues concerning the legal ownership of the property.

Completed FY 2015 Projects, 2014 ATM: Amount Appropriated/ Amount Spent

1. Art. 8 (c) Hastings Park Gazebo Renovation. \$120,000/ \$120,000
2. Art. 8 (d) Historical Commission Inventory Forms for Priority Buildings. \$35,000/ \$34,040
3. Art. 8 (f) Vynebrooke Village Renovations. \$300,551/ \$231,725

FY 2015 Projects Indefinitely Postponed, 2014 ATM

1. Art. 8 (a) Sidewalk Construction for the Community Center.

Status Report on FY 2014 CPA Projects

Archives and Records Management/Conservation (Art. 8 (a))

This FY14 request marked the transition from the five-year CPA-funded preservation program addressing the major backlog of conservation and preservation needs. The 2013 Annual Town Meeting approved \$20,000 for the Archives and Records Management/Conservation initiative which concentrated on the preservation needs of smaller and ‘newly historic’ collections. These include Fire Book Records and the General Register of Voters Records from 1884-1932. As of February 2016, conservation and digitization have been completed. Microfilming and migration to Laserfiche are underway.

CPA Conservation Restriction Enforcement Funds (Art. 8 (b))

This \$25,000 project was funded by the 2013 Annual Town Meeting to draft and record Conservation Restrictions on five CPA-funded conservation lands purchased in the last several years. Since a conservation entity separate from the Town Conservation Commission must hold the restriction, funding included nominal monies to insure that such an organization would be able to complete the baseline and documentation work and long term monitoring necessary to responsibly hold the restriction. Town staff is currently collaborating with Conservation Land Stewards and the Citizens for Lexington Conservation Commission (CLC) to prepare the restrictions for acceptance by the Conservation Commission, Board of Selectmen and the State Division of Conservation Services. \$5,000 from the fund will be paid to the CLC upon the recording of each restriction at the Registry of Deeds to cover the administrative and enforcement costs in perpetuity.

Park Improvements - Athletic Fields (Art. 8 (g))

The 2013 Annual Town Meeting appropriated \$65,000 for renovations to the baseball field at Sutherland Park. Plans called for the reconstruction of the infield to allow for proper drainage and a safer playing surface. The installation of a new backstop and permanent player benches was also included. The project is nearing substantial completion and work is expected to be finalized in the spring of 2016.

Land Purchase - Off Marrett Road (Community Center) (Art. 2 Mar. 2013 STM)

At the March 18, 2013 Special Town Meeting, funds were approved for the purchase of the property at 39 Marrett Road, owned by the Scottish Rite Masons, to be used as a multi-generational community center for the Town of Lexington. The purchase price, plus related closing expenses, totaled \$10,950,000, of which \$7,390,000 was eligible for CPA funding. The purchase of the property was completed on December 5, 2013; the transition of several Town departments to the facility occurred in 2015. The acquisition was financed through the issuance of a \$7.39 million bond anticipation note in November, 2013, and

converted to a 10-year bond in February, 2014. Debt service payments are ongoing. (See FY17 Project Summaries, Art. 8(p) (2)).

Renovations to Buildings to be acquired at 39 Marrett Road (Art. 5 Nov. 2013 STM)

❖ (See Article 10, 2014 June STM/ FY15 CPA Project Updates).

Completed FY 2014 Projects, 2013 ATM: Amount Appropriated/ Amount Spent

1. Art. 8 (c) Cary Memorial Building Upgrades- Design Funds. \$550,000/ \$550,000
2. Art. 8 (f) Park and Playground Improvements. \$147,500/ \$140,110
3. Art. 8 (h) Lincoln Park Field Improvements. \$150,000/ \$149,999
4. Art. 8 (i) Lexington Center Pocket Park Design and Ancillary Costs. \$21,500/ \$21,500
5. Art. 8 (j) Merriam Hill Preservation Project. \$3,000/ \$3,000
6. Art. 8 (k) Moon Hill Preservation Project. \$3,000/ \$3,000
7. Art. 8 (l) Greeley Village Front Doors. \$172,734/ \$172,734
8. Art. 8 (n) ACROSS Lexington Pedestrian/Bicycle Route System. \$5,000/ \$5,000
9. Art. 8 (o) Buckman Tavern Restoration and Renovation. \$650,000/ \$616,838

FY 2014 Projects Indefinitely Postponed, 2013 ATM

1. Art. 8 (d) Muzzey Senior Center Upgrade- Phase 3.
2. Art. 8 (e) Visitor Center- Design Phase.

FY 2014 Projects Not Adopted, 2013 ATM

1. Art. 8 (m) LexHAB Set-Aside Funds for Development of Community Housing. \$450,000

Status Report on FY 2013 CPA Projects

Archives and Records Management/Conservation, Phase 5 (Art. 8 (a))

The 2012 Annual Town Meeting appropriated \$150,000 in CPA funds for the fifth year of the 5-Year Archives and Records Management/Conservation initiative. This work included preservation, conservation and digitization of 1854-1895 Tax Books, 1906-1915 Valuation Lists, 1866 Lexington Liquor Agency Records, 1815-1850 Selectmen Records, and 1677-1844 Register of Births, Marriages and Deaths. Efforts also involved the cataloging of collections through the collection management software, Past Perfect. The conservation and digitization of these historical records are complete. Microfilming and migration to Laserfiche are underway.

Battle Green Master Plan Implementation, Phase 2 (Art. 8 (f))

This project was approved for \$143,845 at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green and Belfry Hill and for rehabilitation of the granite steps leading to the Obelisk and the fence at Ye Olde Burying Ground. The project is anticipated to begin in spring 2017.

LexHAB Set-Aside Funds for Housing Acquisition (Art. 8 (g))

The 2012 Annual Town Meeting approved \$450,000 in set-aside funds to be used by LexHAB for the purchase of one or more units of affordable housing. Due to the escalation of housing costs, LexHAB was unable to secure a suitable residence in Lexington with the approved amount. The 2014 Annual Town Meeting approved an appropriation of \$750,000 for development of community housing on the Busa property. The unspent \$450,000 and a remaining fund balance from a previous community housing appropriation was also approved by the 2014 Annual Town Meeting to supplement the \$750,000. The total appropriation was \$1,284,653 to be used for development of community housing on the Busa property.

Prior to construction on the site, LexHAB must obtain approval from the Department of Housing and Community Development (DHCD) for inclusion of the units on the Subsidized Housing Inventory (SHI). LexHAB must complete a site plan and provide the deed proving ownership of the property prior to submitting their application to DHCD. The deed was recently transferred to LexHAB and they are currently preparing the site plan. Once the site plan is complete, the application will be submitted to DHCD.

Greeley Village Accessible Housing Project (Art. 8 (j))

The 2012 Annual Town Meeting approved an appropriation of \$810,673 to be used by the Lexington Housing Authority (LHA) for construction of four one-bedroom handicapped accessible units at Greeley Village, one of Lexington's affordable housing developments.

The project has reached substantial completion and the projected unit occupancy date is April 2016.

Land Purchase - Off Grove Street (Art. 9)

2012 Annual Town Meeting approved \$3,072,000 in CPA funding for the purchase of 12.6 acres of open space at the Wright Farm property on 241 Grove Street, plus related expenses, to be dedicated as conservation land. At the time of purchase, the Town retained a future option to purchase the remaining .99 acre of the property, containing a farmhouse, barn and garage. The 2015 Annual Town Meeting approved \$618,000 in CPA funds for the purchase of the remaining parcel.

The purchase of the first portion of land was completed on December 20, 2012, financed with a short term bond anticipation note (BAN) issued in February, 2013 in the amount of \$2,950,000. In February, 2014, the BAN was converted to a \$2,950,000 ten-year bond, with the first debt service coming due in FY15. Debt service payments are ongoing. (See FY17 Project Summaries, Art. 8(p) (1)).

Completed FY 2013 Projects, 2012 ATM: Amount Appropriated/ Amount Spent

1. Art. 8 (b) Paint Mine Barn Preservation. \$34,770/ \$34,454
2. Art. 8 (c) Muzzey Senior Center Upgrades. \$561,518/ \$0
3. Art. 8 (d) Cary Memorial Building Upgrades. \$75,000/ \$73,133
4. Art. 8 (e) Center Playfields Drainage, Phase 3. \$605,718/ \$605,718
5. Art. 8 (h) Buckman Tavern HS Report/ Needs Assessment. \$65,000/ \$65,000
6. Art. 8 (i) Historical Society- Historical Records Preservation. \$77,268/ \$77,268

Status Report on FY 2012 CPA Projects

LexHAB Set-Aside for Housing Acquisition (Art. 8 (d))

The 2011 Annual Town Meeting approved \$450,000 in set-aside funds to be used by LexHAB for the purchase of one or more units of affordable housing. In 2011, LexHAB purchased a single family dwelling at 1 Wilson Road for \$365,000, and completed the necessary upgrades and repairs. A tenant was selected and the house included on the Town's SHI. The unspent balance was subsequently approved by the 2014 Annual Town Meeting for development of community housing on the Busa property. An additional appropriation of \$750,000 and the unspent balance from an FY13 housing appropriation were also authorized in 2014 for this purpose. The total amount appropriated was \$1,284,653.

Prior to construction on the Busa site, LexHAB must obtain approval from the Department of Housing and Community Development (DHCD) for inclusion of the units on the Subsidized Housing Inventory (SHI). LexHAB must complete a site plan and provide the deed proving ownership of the property prior to submitting their application to DHCD. The deed was recently transferred to LexHAB and they are currently preparing the site plan. Once the site plan is complete, the application will be submitted to DHCD.

Battle Green Monument Restoration (Art. 8 (e))

\$50,000 was approved by the 2011 Annual Town Meeting to address the rehabilitation and repair of existing monuments in and around the Battle Green. Monuments to be restored and repaired included the Obelisk, Minuteman Statue, Minuteman Monument and the Common flagpole. Final preservation plans have been approved, and work is expected to begin in August 2016.

Battle Green Master Plan Implementation, Phase 1 (Art. 8 (f))

This project was approved for \$50,000 at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green. A conservator has been hired to develop plans and specifications for this project. Construction is anticipated to begin in the fall of 2016.

Completed FY 2012 Projects, 2011 ATM and STM: Amount Appropriated/ Amount Spent

1. Art. 8 (a) Archives and Records Management/Conservation. \$150,000/ \$150,000
2. Art. 8 (b) East Lexington Fire Station Doors Replacement. \$60,000/ \$60,000
3. Art. 8 (g) Center Playfields Drainage Implementation, Phase 2. \$911,863/ \$911,863
4. Art. 8 (i) Vynebrooke Village Drainage Improvements, Phase 2. \$364,800/ \$261,578
5. Art. 7 (a) STM Cary Library Archives Preservation. \$35,000/ \$35,000

FY 2012 Projects Indefinitely Postponed, 2011 ATM

1. Art. 8 (h) Muzzey Condominium Association Window Replacement.

FY 2012 Projects Not Adopted, 2011 ATM

1. Art. 8 (c) Leary Property Planning Funds. \$30,000

Status Report on FY 2011 CPA Projects

Archives and Records Management/Records Conservation (Art. 8 (g))

The 2010 Annual Town Meeting approved \$150,000 for the third year of the on-going preservation of the Town's historical records. The conservation and digitization of the following bound volumes have been completed: Vital Records (1898-1937); Selectmen Records (1863-1873), Books of Licenses and Perambulation (1850-1924); Annual Town Reports (1875-1999); Historic Districts Commission records of historical importance; Assessors' Records of Tax and Valuations from the 1800s and early 1900s; and the records of the Overseers of the Poor (1855-1870). As of February 2016, microfilming and migration to Laserfiche are underway and will continue for eventual access at the culmination of this historic documents preservation project.

Cary Memorial Building Signage (Art. 8 (j))

The \$25,000 Cary Memorial Building Signage project, approved by the 2010 Annual Town Meeting, is being coordinated with the Cary Memorial Building Upgrade. This appropriation will be used to implement appropriate exterior signage. The Department of Public Facilities is currently in design review with the Historic Districts Commission and hopes to implement the signage during the summer of 2016.

Completed FY 2011 Projects, 2010 ATM: Amount Appropriated/ Amount Spent

1. Art. 8 (a) Minuteman Bikeway Preservation. \$320,000/ \$308,733
2. Art. 8 (b) Old Reservoir Project Stormwater Mitigation, Phase 2. \$190,047/ \$168,413
3. Art. 8 (c) Center Playfields Drainage, Phase 1. \$875,173/ \$872,595
4. Art. 8 (d) Greeley Village Siding Replacement. \$386,129/ \$378,027
5. Art. 8 (e) Vynebrooke Village Drainage Study. \$10,000/ \$9,999
6. Art. 8 (f) LexHAB Purchase of Two Properties. \$695,000/ \$695,000
7. Art. 8 (h) Cary Memorial Library Archives Preservation. \$100,000/ \$94,950
8. Art. 8 (i) Cary Memorial Building Improvements/Upgrades Study. \$60,000/ \$60,000
9. Art. 8 (k) Municipal Building Envelope. \$73,000/ \$34,000
10. Art. 8 (l) Town Office Building Renovation. \$1,500,000/ \$1,385,169
11. Art. 8 (m) Cary Memorial Building HVAC. \$35,000/ \$33,274
12. Art. 8 (n) Police Station Ventilation. \$31,700/ \$28,361
13. Art. 8 (o) Muzzey Senior Center Improvements Study. \$45,100/ \$45,100
14. Art. 8 (p) White House Historic Structure Report. \$18,000/ \$18,000
15. Art. 8 (q) Stone Building Exterior Stabilization. \$202,933/ \$202,927
16. Art. 8 (r) Munroe Tavern Capital Improvements. \$400,000/ \$400,000
17. Art. 8 (s) Comprehensive Cultural Resources Survey. \$5,300/ \$5,161
18. Art. 8 (t) Battle Green Master Plan. \$25,000/ \$25,000
19. Art. 9 Cotton Farm Land Acquisition. \$3,857,000/ \$3,857,000

Status Report on FY 2010 CPA Projects

Completed FY 2010 Projects, 2009 ATM and STM: Amount Appropriated/ Amount Spent

1. Art. 11 (a) Center Playfields Drainage Study. \$70,000/ \$70,000
2. Art. 11 (b) Storm Water Mitigation at the Old Reservoir and Marrett Road, Phase 1. \$569,000/ \$525,198
3. Art. 11 (c) Pond Drainage Improvements to Pine Meadows GC. \$200,000/ \$200,000
4. Art. 11 (d) Archives and Records Management Preservation. \$150,000/ \$150,000
5. Art. 11 (f) Town Office Building Renovation Design. \$30,000/ \$30,000
6. Art. 11 (g) Police Station Space Needs Study. \$45,000/ \$39,115
7. Art. 11 (h) Stone Building Renovation. \$180,000/ \$52,093
8. Art. 11 (i) Fire Headquarters Renovation and Redesign. \$29,700/ \$27,261
9. Art. 11 (j) Greeley Village Roof Replacement. \$320,828/ \$320,828
10. Art. 11 (k) Munroe Tavern Historic Structure Report. \$50,000/ \$40,000
11. Art. 11 (l) Purchase of Three Properties by LexHAB. \$845,000/ \$845,000
12. Art. 12 Purchase of the Leary Property off Vine Street. \$2,763,100/ \$2,727,291
13. Art. 6 (a) STM Land Purchase off Lowell Street (the Busa Farm). \$4,197,000/ \$4,192,903

FY 2010 Projects Indefinitely Postponed, 2009 ATM

1. Art. 11 (e) Cary Vault Climate Control- Supplemental Appropriation.

Status Report on FY 2009 CPA Projects

Completed FY 2009 Projects, 2008 ATM and STM: Amount Appropriated/ Amount Spent

1. Art. 9 (a) Survey and Define Affordable Housing Study- LexHAB and Lexington Housing Authority. \$25,000/ \$13,204
2. Art. 9 (b) Belfry Hill Restoration Project. \$9,850/ \$9,362
3. Art. 9 (c) Hancock-Clarke Restoration. \$600,000/ \$600,000
4. Art. 9 (d) Reconstruction of the Gatehouse/Pond Dredging at the Old Reservoir. \$55,000/ \$21,947
5. Art. 9 (e) Window Replacement at Vynebrooke Village. \$158,686/ \$155,155
6. Art. 9 (f) Archives and Records Management/ Records Conservation. \$150,000/ \$150,000
7. Art. 9 (g) Purchase of Three Condominium Units at Parker Manor- LexHAB. \$652,800/ \$652,800.
8. Art. 9 (i) Harrington School Playground. \$75,000/ \$75,000
9. Art. 9 (j) Building Upgrades to the Old Harrington School. \$330,000/ \$330,000
10. Art. 9 (k) TOB Complex Building Envelope. \$95,000/ \$95,000
11. Art. 9 (l) East Lexington Fire Station- Storm Window and Central Air Conditioning. \$47,500/ \$46,287
12. Art. 9 (m) ADA Accessible Bathrooms and Appropriate Signage at the Town Office Building. \$70,000/ \$70,000
13. Art. 9 (n) Town Office Building Use Study and Renovation Design. \$80,000/ \$80,000
14. Art. 9 (q) Replacement of Munroe School Fire Prevention System. \$579,550/ \$344,803
15. Art. 5 STM Acquisition of the Goodwin Parcels. \$181,517/ \$180,343
16. Art. 6 STM Harrington Preschool Playground Supplemental Appropriation. \$35,135/ \$19,278

FY 2009 Projects Indefinitely Postponed, 2008 ATM

1. Art. 9 (h) Senior Center Design, Renovation and Expansion.
2. Art. 9 (o) Stone Building Renovation.
3. Art. 9 (p) Proposed Land Acquisitions.

Status Report on FY 2008 CPA Projects

Historic Preservation at Ye Olde Burial Ground and Munroe Cemetery (Art. 26 (b))

The 2007 Annual Town Meeting voted favorably to appropriate \$367,000 in CPA funds to hire a qualified stone conservator and a qualified stone preservation contractor to preserve and repair the grave markers at Ye Olde Burial Ground and Munroe Cemetery. Ivan Myjer, of Building and Monument Conservation, was hired as the stone conservator and project overseer. ConservArt LLC was hired to perform preservation and restoration work at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery. Based upon reports from Ivan Myjer, a majority of markers and stones at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery have been repaired and restored. Attention will now turn to the final phase of the project. This will include any final restoration work at these cemeteries, and the development of a map of each cemetery. This final phase of work is expected to be conducted during the fall of 2016.

Tourism Signs (Art. 26 (i))

At the 2007 Annual Town Meeting, \$18,360 was approved for directional and storytelling signage in Lexington. The directional signage from local highways to the Town's historic sites has been created and installed. One remaining sign is still in the design phase, a storytelling sign about April 19th, 1775, planned for the Battle Green. The Tourism Committee applied for FY14 funding for three other signs; two for Buckman Tavern and one for Belfry Hill to use some of the available funds from this project. The CPC voted to authorize the use of up to \$3,000 of the \$6,500 remaining Sign Project funds for the FY14 request. Currently, there is \$3,500 in available funding for the completion of this FY08 project, but work has been put on hold pending possible improvements to the Battle Green and Visitors Center.

Completed FY 2008 Projects, 2007 ATM: Amount Appropriated/ Amount Spent

1. Art. 26 (a) Center Playfields Drainage Engineering Study. \$40,000/ \$40,000
2. Art. 26 (c) Approved Fire Monitoring/Historic Houses. \$18,120/ \$17,175
3. Art. 26 (d) Boiler and Oil Tank for Buckman Tavern. \$10,685/ \$9,900
4. Art. 26 (e) Comprehensive Cultural Resources Survey. \$90,000/ \$90,000
5. Art. 26 (f) Greeley Village Window Replacement. \$228,404/ \$221,115
6. Art. 26 (g) East Lexington Branch Library (Stone Building) - Historic Structure Report. \$43,000/ \$43,000
7. Art. 26 (h) Cary Hall Restoration and Rehabilitation (Assessment of Cary Hall as a Performance Center). \$147,130/ \$68,257
8. Art. 26 (j) Douglas House - Rehabilitation of 7 Oakland Street (Rehabilitation of the former Minuteman Press Building for affordable housing for brain-injured adults). \$300,000/ \$300,000
9. Art. 26 (k) West Lexington Greenway Corridor. \$125,000/ \$124,670
10. Art. 26 (l) Muzzey High Condominium Building Study. \$53,500/ \$53,500

Report on FY 2007 CPA Projects

Cary Vault Shelving (Art. 4 (d) 2006 STM)

The 2006 Special Town Meeting appropriated \$60,000 for shelving for the main vault in the Cary Memorial Building in furtherance of its rehabilitation for its intended use. A new Kardex Shelving System was installed and \$1,000 remains in unspent funds which will be used for additional minor shelving costs anticipated to be incurred in spring of 2016.

Completed FY 2007 Projects, 2006 ATM and STM: Amount Appropriated/ Amount Spent

1. Art. 25 Open Space and Recreation Plan. \$20,000/ \$20,000
2. Art. 28 (c) Fire Station/Bedford Street Renovations. \$100,000/ \$100,000
3. Art. 28 (g) Police Station - Interior Renovations. \$100,000/ \$100,000
4. Art. 28 (i) Cary Memorial Building Vault Climate Control. \$60,000/ \$56,437
5. Art. 4 (b) STM Hancock-Clarke House Pre-Restoration Project (Historic Structure Report, Building Usage Study, Accessibility Evaluation and Construction Specifications). \$25,000/ \$25,000
6. Art. 4 (c) STM Lexington Depot – Elevator Project. \$44,000/ \$44,000

NOTE: All unspent project funds are returned to the “bucket” from which they were originally appropriated.

CPF ACCOUNT BALANCES 2016 Annual Town Meeting

APPROPRIATED TO DATE	
(by category as of March 1, 2016)	
CATEGORY	
COMMUNITY HOUSING	\$8,316,850
HISTORIC RESOURCES	\$31,733,833
OPEN SPACE	\$14,257,522
RECREATIONAL RESOURCES	\$5,919,249
TOTAL	\$60,227,454
ADMINISTRATIVE EXPENSES	<u>\$1,180,000</u>
TOTAL APPROPRIATIONS TO DATE	\$61,407,454

AVAILABLE FOR APPROPRIATION AT ANNUAL TOWN MEETING, MARCH 2016	
AVAILABLE BALANCES	
COMMUNITY HOUSING RESERVE	\$48,473
HISTORIC RESOURCES RESERVE	\$65,599
OPEN SPACE RESERVE	\$573,191
UNBUDGETED RESERVE	\$67,842
UNDESIGNATED FUND BALANCE	\$1,488,228
TOTAL	\$2,243,333
ESTIMATED REVENUES FY 2017	
PROPERTY SURCHARGE	\$4,397,000
STATE MATCH (22% est.)	\$969,000
INVESTMENT INCOME	\$20,000
TOTAL	\$5,386,000
TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR FY17	
\$7,629,333	

FY17 CPA PROJECT COSTS AND SUMMARY			
ANNUAL TOWN MEETING- ARTICLE 8		VOTE	AMOUNT
	HISTORIC RESOURCES		
Art. 8(a)	Munroe Tavern Archaeological Dig		I.P
Art. 8(b)	Munroe Center for the Arts Window Study	9-0	\$30,000
Art. 8(c)	Lexington Arts & Crafts Society Parsons Gallery Lighting Renovation	8-0	\$24,280
Art. 8(d)	Visitors Center Renovation		I.P
	Subtotal		\$54,280
	COMMUNITY HOUSING		
Art. 8(e)	Keeler Farm Community Housing Acquisition	9-0	\$185,000
Art. 8(f)	Greeley Village Rear Door and Porch Preservation	9-0	\$263,250
	Subtotal		\$448,250
	OPEN SPACE		
Art. 8(g)	Wright Farm Barn Needs Assessment and Feasibility Study	8-0-1	\$35,000
Art. 8(o)	Grain Mill Alley Design Implementation	7-0	\$214,114
	Subtotal		\$249,114
	RECREATION		
Art. 8(h)	Antony Park Construction Funds	5-4	\$60,000
Art. 8(i)	Minuteman Bikeway Wayfinding Signs Implementation	9-0	\$120,000
Art. 8(j)	Town Pool Renovation Design and Engineering Costs	9-0	\$166,000
Art. 8(k)	Park Improvements- Hard Court Resurfacing	9-0	\$61,000
Art. 8(l)	Granite Forest Pocket Park Construction at Lincoln Park	8-1	\$30,000
Art. 8(m)	Park Improvements- Athletic Fields	9-0	\$120,000
Art. 8(n)	Park and Playground Improvements	9-0	\$75,000
	Subtotal		\$632,000
	Total ATM Projects Art. 8 (a-o)		\$1,383,644
Art. 8(p)	CPA Debt Service	7-0	\$3,289,721
Art. 8(q)	Administrative Budget	9-0	\$150,000
	Subtotal		\$3,439,721
TOTAL FY17 COSTS FOR ARTICLE 8 (a-q)			\$4,823,365

SUMMARY

FINANCING SOURCES

AVAILABLE CASH BALANCES	\$2,243,333
ESTIMATED FY17 REVENUE	\$5,386,000
TOTAL AVAILABLE FOR FY17	\$7,629,333

FY17 COSTS (Annual Town Meeting)

PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$1,383,644
ADMINISTRATIVE EXPENSES AND DEBT SERVICE	\$3,439,721
TOTAL	\$4,823,365

NET BALANCE (AVAILABLE FOR FY18)	\$2,805,968
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